Davidson County DEEDTRS
Recvd: 06/25/01 09:53 2pgs
Fees:10.81 Taxes:185.93
20010625-0066677

094-02-0-020.00

ADDRESS OF NEW OWNER
Union Planters PMAC
P.O. Box 18001
Hattiesburg, MS 39404-8001

SEND TAX BILLS TO
Same

PREPARED BY:
Lowe & Baron Atty.
405 A Two Mile Pike
Goodlettsville, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 15, 1997, of record in Book 10738, Page 416, Register's Office for Davidson County, Tennessee, Billy W. Wilson and wife, Brenda J. Wilson, conveyed certain real property therein described to Daniel R. Hawkins, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated May 3, 2001, Lowe & Baron Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of Daniel R. Hawkins, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Instrument No. 20010503-0045390, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record a newspaper published in Davidson, Tennessee, said notice being first published on May 31, 2001, and thereafter on June 7, 2001, and thereafter on June 14, 2001, which notice of sale advertised the sale of the property hereinafter described for June 21, 2001 at 1:00 P.M.; and

WHEREAS, on June 21, 2001 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Fifty Thousand Two Hundred Fifty and no/100 Dollars ($50,250.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Lowe & Baron Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Union Planters PMAC, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 268 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 268 fronts 50 feet on the northerly side of East Side Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Billy Wilson, by deed from Harry Gordon, and wife, Gladys E. Gordon, of record in Book 5146, Page 982, Register's Office for Davidson County, Tennessee.

This property is also known as 1615 East Side Ave., Nashville, TN.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Lowe & Baron Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Union Planters PMAC, Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this 22 day of June, 2001.

LOWE & BARON ATTORNEYS, P.C.
Substitute Trustee

John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of June, 2001, before me personally appeared John. H. Lowe, to me known, who, being by my duly sworn did say that he is a licensed shareholder of Lowe & Baron Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and of said corporation.

Notary Public

My Commission Expires: 11-24-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of the property (whichever is greater) is $50,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn and subscribed before me this 22 day of June, 2001.

Notary Public

My Commission Expires: 11-24-04